



**City Council
Pre-Agenda/Regular Meeting Minutes
Monday
March 09, 2020 @ 6:00 pm
Trinity City Hall Annex**

Members Present: Mayor Richard McNabb, **Council members:** Bob Hicks, Tommy Johnson and Steve Lawing.

Members Absent: Jack Carico and Don Payne

Others Present: City Manager, Debbie Hinson; City Attorney, Bob Wilhoit; Planning Director, Marc Allred; City Clerk, Annette de Ruyter; Finance Assistant, Lisa Beam; Deputy Sgt. Kyle Cox; and other interested parties.

- **Call to Order; Welcome Guests and Visitors**

Mayor McNabb called the Meeting to order at 6:00 pm.

- **Pledge of Allegiance and Invocation**

Mayor McNabb led the Pledge of Allegiance and gave the Invocation.

- **Review, amend if needed, and approve Proposed Regular Meeting Agenda**

Mayor McNabb called for an amendment or approval of Agenda as presented.

A motion was made by Council member Lawing to approve the Agenda as presented. The motion was seconded by Council member Hicks and approved with a vote of 3 ayes and 0 nays with Council members Carico and Payne being absent.

Regular Meeting Begins Here:

I. Standing Report

A. Update on Subdivisions/ Trinity Middle School Development

Mayor McNabb opened this Item and called on Planning Director for update and presentation.

Mr. Allred updated the following subdivisions:

Cottages at Piper Village

- Water lines are going in.
- Sewer lines are expected to be installed in the next 3 – 4 weeks.

Trinity Middle School

- Sewer close to Surrett Dr.
- Cleanout installed at Trucking Company Business
- Have not crossed Uwharrie River yet.
- Easement was granted by Wall family to reach manhole as originally planned.

Fox Chase Subdivision

- Grading property.
- Putting in erosion control devices.
- Received sewer permit from NCDEQ.
- Will be putting in sewer the next 1 – 2 weeks.
- Are getting a permit from Army Corp of Engineers about filling in wetland.

Colonial Ridge Subdivision (Chuck Grubb)

- Nothing new. Grading company is working at Fox Chase Subdivision

Steeplegate Village

- Model home is open. You can go into the house from 10 – 6 Monday – Saturday. Sunday 1 – 6.

II. Public Comment Period

Mayor McNabb opened the Public Comment Section and called on those who had signed in and wished to speak during Public Comment to please come forth.

Lucy Rush- 5372 Grey Oaks Road, Ms. Rush expressed concerns in reference to property being given for a park in the Darr area. Ms. Rush has not been told anything. I am also concerned about some dilapidated homes that need to be torn down to clean up the neighborhood.

III. Consideration of Consent Agenda: These items are considered routine, non-controversial and are considered and approved by motion, second, and vote.

1. Approval of the Minutes for the February 10, 2020 City Council Meeting Minutes.

Mayor McNabb opened this Item and called for discussion, changes, and or motion.

A motion was made by Council member Lawing to approve the minutes as presented. The motion was seconded by Council member Hicks and approved with a vote of 3 ayes and 0 nays with Council member Carico and Payne absent.

IV. Annual Reports

2. Randolph County EDC

Mayor McNabb opened this Item and called on Crystal Gettys, Randolph County EDC for presentation.

Ms. Gettys reported to Council that the Randolph County Economic Development Corporation has worked with City of Trinity since 1985 to provide a full range of economic development services for Trinity citizens. Our focus has been industrial development with goals of quality job creation, increased tax base and diversification of our economy. The county's industrial sector shows the results with 35% of our county's current jobs in manufacturing and 70% of our largest taxpayers in the industrial sector.

The Randolph County EDC relies on county and municipal appropriations to conduct economic development efforts throughout the year. These appropriations are investments in the future of Trinity and Randolph County, resulting in an excellent return on investments from growing tax revenues and good employment opportunities.

Mayor McNabb thanked Ms. Gettys for her presentation and Council would consider funding in the Budget.

V. Public Hearings

3. Resolution for City of Trinity to consider acceptance of Stone Gables Drive and Rockledge Lane

Mayor McNabb opened this Item and called on Debbie Hinson, City Manager for direction.

Manager Hinson discussed the Resolution included in Council's packet that will allow the City of Trinity to add the private streets in Stone Gables to the City of Trinity's Municipal Street list.

Mayor McNabb opened the Public Hearing at 6:22 pm.

Speaking for:

Curt Wilson- 6807 Stone Gables Drive, Mr. Wilson represented the Homeowners Association requesting the City of Trinity to add the private streets to the City of Trinity's Municipal Street List. The HOA will maintain the streetlights.

Speaking against:

None

Mayor McNabb closed the Public Hearing at 6:23 pm.

After discussion, a motion was made by Council member Hicks to approve the Resolution to add the private streets in Stone Gables to the City of Trinity's Municipal Street List when all items are complete. The motion was seconded by Council member Johnson and approved with a vote of 3 ayes and 0 nays with Council members Carico and Payne absent.

4. Text Amendment that will no longer allow new flag lots in City of Trinity

Mayor McNabb opened this Item and called on Marc Allred, Planning and Zoning Director for discussion.

Mr. Allred read the definition of a flag lot.

A flag lot is a real estate term that describes a land parcel that lies at the end of a long driveway. A flag lot may lie behind residences, buildings or open land, and it is usually not visible from a road. Flag lots are not allowed in major subdivisions.

Flag lots are allowed in minor subdivisions with 3 lots or less.

Mayor McNabb opened the Public Hearing at 6:30 pm and asked for those wishing to speak for the request to come forward. Hearing none, Mayor McNabb asked for anyone who would like to speak against the request to come forward.

With no one speaking for or against, Mayor McNabb closed the Public Hearing at 6:31 pm.

Mayor McNabb called for discussion and or a motion from Council members concerning this item.

A motion was made by Council member Lawing to modify the Subdivision Ordinance to eliminate flag lots in major subdivisions. The motion was seconded by Council member Johnson and approved with a vote of 3 ayes and 0 nays with Council members Carico and Payne absent.

5. Review Subdivision located at the corner of Braxton Craven Road and Trinity Road Pin # 7708921830.

Mayor McNabb opened this Item and called on Marc Allred, Planning and Zoning Director for discussion.

Mr. Allred commented that the Zoning has been met on this parcel. This is strictly to review the subdivision site plans for modifications with changes if any.

TRC (Technical Review Committee) comments and Review

- 2 ingress /egress for 117 homes
- 20' of street frontage
- Footprint of the house 20' x 45'
- The homes will be 2 story
- Road length 2,053' is being proposed
- Road width 26'
- 2 community mailboxes
- Sewer will be located under the street.
- Underground power
- NCDOT decided to require that Trinity Elementary School turn lane on Braxton Craven Road be extended past the entrance to the new subdivision

Mayor McNabb opened the Public Hearing at 6:35 pm and asked for those who wished to speak for the request to come forward.

Speaking for:

Ms. Dannielle Kirk, Engineer for Project- Ms. Kirk stressed that approximately 2 more parking spaces could be added to help with parking for visitors in the subdivision.

With no others speaking for the request, Mayor McNabb called for anyone who wished to speak against to come forward.

Speaking against:

None

Mayor McNabb closed the Public Hearing at 6:38 pm.

After discussion, a ***motion was made by Council member Johnson to approve the subdivision on Braxton Craven Road and Trinity Road. The motion was seconded by Council member Lawing and approved with a vote of 3 ayes and 0 nays with Council members Carico and Payne absent.***

6. Appeal Zoning decision on 5001 Hopewell Church Road. Owner is contesting Zoning Administrator's decision that is a Body Shop and Junk Yard. This property is an Automobile Repair Shop

Mayor McNabb opened this Item and called on Planning and Zoning Director, Marc Allred for discussion. This is a Quasi-Judicial hearing so anyone planning to speak must be sworn in by the City Clerk.

After being sworn, Mr. Allred discussed the applicant's comment stating there is no business here and vehicles are for personal use. The owner states he is working on his own vehicles, and this is not a junk yard. He also reiterated he does not sell parts.

Mayor McNabb opened the Public Hearing at 6:43 pm.

Speaking for and sworn in prior to speaking:

Hannah Williamson, 4719 Beau Court- Ms. Williamson discussed that the owner only repairs cars. These cars all belong to the owner. He is not running a body shop or a junk yard.

Eric Scott Hicks, 5136 Cain Court- I have lived in this city for 36 years. This is clearly a case of harassment towards the owner. He sold 14 cars today and took a loss of \$19,000.00 dollars. I also would like some clarification on trespassing on the property with taking pictures and driving away.

W.T Newton, 304 Cascade Drive High Point, NC- Mr. Newton stressed his concern about Mr. Johnson and his business. He says that Mr. Johnson feels what he does as a mission to those who can't always afford unexpected expenses.

Eddie Johnson, 5962 NC Hwy 62, 5001 Hopewell Church Road- Mr. Johnson discussed he has stopped doing bodywork and doing mechanic work, my lot is not a junk yard.

I have secured 9022 Hillsville Road to display my dealer's license and sale wholesale cars.

If a car comes in that needs bodywork he will paint a bumper to sell a car. Taylor finish will come to you to paint a fender.

Danny Reaves, 3718 Red Fox Road- Mr. Reaves has known Mr. Eddie Johnson for 30 plus years. He feels that Mr. Johnson has been in compliance with what he has been asked to do. He has spent over \$5,000 for a fence and he is only repairing cars.

Mr. Johnson might buy 10 cars but no guarantee on time frame as to how long they will stay on the property.

Keith Fields, Danville, Virginia- I am the property owner at 5001 Hopewell Church Road. I have lived in Trinity but now live in Danville Virginia.

In the past years this property was a body shop in the early 1980's for Crescent Ford. It also was home to HVAC business for 9 years.

Speaking against: None

Mayor McNabb closed the Public Hearing at 7:20 pm.

After discussion, *a motion was made by Council member Johnson to table this until compliant. The motion was seconded by Council member Hicks and approved with a vote of 3 ayes and 0 nays with Council members Carico and Payne absent.*

VI. New Business

7. Private Sewer Extensions (Kimberly Lane)

Mayor McNabb opened this Item and called on Rodney Johnson, Public Works for discussion.

Mr. Johnson discussed that sewer is available on the corner lot. The second lot is not served by sewer, the developer is proposing to add a 6" private line to connect 3 homes to the City of Trinity sewer line.

Mr. Austin discussed the sewer line would be maintained by the owners of said homes. There would be a recorded easement of private sewer and not city sewer. All three homes would be gravity fed.

The lot size to all three homes would be 100' x 200' and these lots do not perk.

Mr. Randy McNeill (DMP) estimated it would cost the City of Trinity approximately \$130,000.00 to run the sewer line 650' to serve Mr. Austin's homes on Kimberly Lane.

After discussion, *a motion was made by Council member Hicks to table the Private Sewer Extension at this time. The motion was seconded by Council member Lawing and approved with a vote of 3 ayes and 0 nays with Council members Carico and Payne absent.*

VII. Old Business

8. IT Kelly Office

Mayor McNabb opened this Item and called on Manager Hinson for discussion.

Manager Hinson advised Council the city was waiting on quotes from SHI for computer costs. She also reported to Council the 3-year contract would be \$1,124.13 per month for IT services. The initial upfront charges would be \$10,137.53 for computers and installation for 5 new computers.

After discussion, *a motion was made by Council member Hicks to allow the City Manager to look at the costs from SHI and use her judgment on how she felt was the best way to proceed. The motion was seconded by Council member Johnson and approved with a vote of 3 ayes and 0 nays with Council members Carico and Payne absent.*

VIII. Code Enforcement Report and Permits Report

Mayor McNabb opened this Item and called on Planning and Zoning Director, Marc Allred for discussion.

Mr. Allred reported that 7 cases were closed, and 6 cases were opened on the Code Enforcement Report.

Mr. Allred reported that 3 new home permits were issued.

IX. Business from City Manager and Staff

City Clerk, Annette de Ruyter shared the following:

- The Infrastructure Meeting scheduled for March 16, 2020 has been cancelled.
- The Planning and Zoning Meeting scheduled for March 23, 2020 has been cancelled.
- City Haul will be Thursday March 26, Friday March 27 and Saturday March 28.
- Paper Shred Event will be April 25, 2020 at City Hall building parking lot.

X. Business from Mayor and Council

None

XI. Adjournment

With no other business to discuss, a motion was made by Council member Hicks to adjourn the March 9, 2020 meeting at 8:10 pm. The motion was seconded by Council member Johnson and approved with a vote of 5 ayes and 0 nays.